

**2175 Keele Street - Official Plan and Zoning By-law  
Amendment and Draft Plan of Subdivision Applications -  
Preliminary Report**

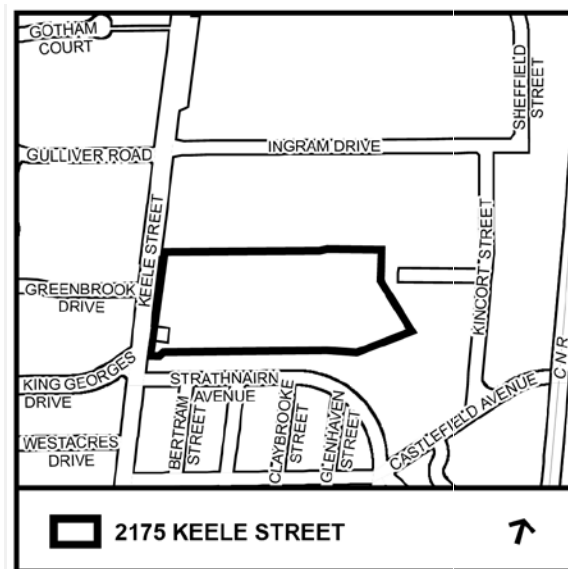
<b>Date:</b>	December 15, 2015
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 12 – York South-Weston
<b>Reference Number:</b>	15 239429 WET 12 OZ and 15 239454 WET 12 SB

**SUMMARY**

These applications propose the redevelopment of the former Humber River Regional Hospital- Keele Street site at 2175 Keele Street with a new residential neighbourhood. This new neighbourhood would be comprised of townhouses and mid-rise apartment buildings, all with below grade parking, a new public road, a park and a natural open space area. In total, 731 residential units are proposed on four blocks that would front the new street having access from Keele Street across from Greenbrook Drive. A total of 724 parking spaces are proposed.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the first quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the applications is targeted for the third quarter of 2016. This target assumes the applicant will provide all required information in a timely matter.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2175 Keele Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

The site is currently occupied by the Humber River Regional Hospital. This branch of the Humber River Regional Hospital is being closed and the property has been sold. Daniels Humber River Corporation purchased the site on November 30, 2015 and is now the owner.

### Pre-Application Consultation

A pre-application consultation meeting was held September 24, 2015 with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The applicant's proposal is to develop a new residential neighbourhood on the former hospital lands. The proposed development would consist of four residential blocks with each block containing four residential buildings (see Attachment 1: Site Plan). A new public road is proposed as the central organizing element and would provide access to Keele Street. The new public road would have a right-of-way width of 18.5 metres and would terminate in a cul-de sac at the east end.

A total of sixteen new residential building are proposed, ranging in heights from three to eight storeys and having a total residential gross floor area of 57,405m<sup>2</sup>. The development would have a Floor Space Index of 0.14 times the area of the land. Two mid-rise apartment buildings are proposed along the Keele Street frontage with a six-storey building north of the new public road and an eight-storey building south of the new public road. The interior of the site would have a total of 14 buildings consisting of six mid-rise apartment buildings and eight townhouse blocks, ranging in heights from three storeys to six storeys.

There are a total of 731 residential units proposed. The proposed mix of unit types is: 54 studio units (7.3%); 400 one-bedroom units (54.8%); 222 two-bedroom units (30.4%); and 55 three-bedroom units (7.5%).

A total of 724 parking spaces are proposed in two below grade garages, located north and south of the new public road. Within the parking garage, 615 owner/occupant parking spaces and 109 visitor parking spaces are proposed. The parking garage north of the new public road would contain 299 parking spaces, and would be accessed from a driveway located behind the six storey apartment building fronting Keele Street. The parking garage south of the new public road would contain 425 parking spaces, and would be accessed from a driveway located behind the eight storey apartment building fronting Keele Street.

A new public park having an area of approximately 0.401 ha is proposed at the eastern portion of the site and would be connected to the proposed natural area and Woodborough Park (see Attachment 2: Draft Plan of Subdivision). A centrally located amenity pavilion having an area of 270m<sup>2</sup> is proposed as the indoor amenity for the development. An outdoor amenity area and green space is proposed to adjoin the pavilion. A passive open space area with a pedestrian path is also proposed along the south property line and within the natural heritage area.

## **Site and Surrounding Area**

The site is located on the east side of Keele Street, between Strathnairn Avenue and Ingram Drive. The site is irregularly shaped and has an area of 41,182 m<sup>2</sup> with a frontage of approximately 175 metres along Keele Street. The topography of the site slopes heavily to the south with significant grade changes across the property including an approximate grade difference of 8 metres from north to south. The south and east portions of the site are not developed and are currently vegetated. The subject site is currently occupied by the Humber River Regional Hospital which is being closed and the property has been sold.

Surrounding land uses include:

North: To the north is a 3-storey professional medical office building, a large self-storage facility, a McDonalds restaurant and a number of office, automotive and light industrial uses.

South: To the south is a residential neighbourhood comprised of single-storey, detached dwellings. The dwellings immediately to the south back onto the site and front onto Strathnairn Drive. They are separated from the Hospital by a vegetation area.

East: To the east is Woodborough Park and the Harold and Grace Baker Centre (retirement home). To the east and south of the Harold and Grace Baker Centre is a commercial area comprised of a bakery and automobile service use. Further east is the Caledonia and Castlefield Design and Décor District, a collection of retail and service commercial uses that cater to the interior design, home furnishing and décor industry.

West: To the west fronting onto Keele Street and Gulliver Road are a number of apartment buildings ranging in height from 3 to 9-storeys and the Greenborough Community

Church. Further west is a residential neighbourhood comprised of single-storey, detached dwellings.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The property is designated *Institutional Areas* on Map 17 –Land Use Map in the Official Plan (see Attachment 4). *Institutional Areas* are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses. Major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population.

When lands in *Institutional Areas* are declared surplus, the owner is encouraged to investigate the possible use of the site for an alternative suitable public institution purposes, affordable housing or open space, before applying to redesignate the lands for other purposes. Institutions of well-located parcels are encouraged to lease the surplus lands rather than sell the property wherever possible.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form", "Housing" and "Building New Neighbourhoods" sections of the Plan.

([www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)).

Compliance with other relevant policies of the Official Plan including the environment, community services, parks and transportation will also be addressed.

## **Mid-Rise Buildings Urban Design Guidelines**

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues* and Mid-Rise Buildings Study. The report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9> .

The study developed guiding performance standards for mid-rise buildings to encourage the development of better designed mid-rise buildings in *Mixed Use Areas* on the *Avenues*. The Mid-Rise Buildings Performance Standards will be applied in the evaluation of the proposal where appropriate.

## **Urban Design Guidelines – Infill Townhouses**

Council adopted Urban Design Guidelines for Infill Townhouses in January of 2003. The Guidelines are intended to assist private sector architects, planners and developers in designing infill townhouse developments. The Guidelines are also intended to assist City staff in their review of these types of development proposals. The Guidelines are used to review infill townhouse applications throughout the City, with the main objectives of maintaining appropriate location, building mass and organization of townhouses, minimizing impacts such as shadows and overlook, and enhancing the relationships between new housing and adjacent streets and open spaces. The Guidelines are intended to serve as a framework for reviewing development applications for intensification. The Urban Design Guidelines for Infill Townhouses will be applied in the evaluation of the proposal where appropriate.

## **Zoning**

In accordance with the established protocol, the lands were excluded from City of Toronto Zoning By-law No. 569-2013 as the existing zoning was in conflict with the Official Plan designation for the site. As such, the former City of York Zoning By-law No. 1-83 continues to apply to the lands (see Attachment 5).

The former City of York Zoning By-law 1-83, as amended, zones the subject site Residential Zone 2 (R2), with Exception S16 (174). Permitted uses in the Residential Zone 2 include detached dwellings, semi-detached houses, duplexes, parks, public libraries, schools, places of worship, parking stations and day nurseries. The maximum permitted density in this zone is 0.8 times the area of the lot and the maximum building height for residential uses is 11 metres (or 3-storeys) and 14.0 metres (3-storeys) for non-residential uses.

Site-specific Exception 174 which is applicable to this site contains provisions regarding the existing hospital buildings and use.

## **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted. The applicant has indicated a Site Plan Control application will be submitted shortly.

## **Ravine Control**

A portion of the property along the south and south-east property line is subject to the provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development within the City’s ravine and natural feature protection areas may require a permit from Urban Forestry, Ravine and Natural Protection staff.

## **Toronto and Region Conservation Authority**

A portion of the property along the south and south-east property line falls within an area subject to Toronto and Region Conservation Authority Regulation. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

## **Natural Heritage**

A portion of the property along the south and south-east property line falls within the Natural Heritage System in the Official Plan. The applicant submitted a Natural Heritage Impact Study prepared by Ages Consulting Limited which is currently under review by staff.

## **Tree Preservation**

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently under review by staff.

## **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 Archaeological Assessment which is currently under review by staff.

## **Plan of Subdivision**

A new public road is being proposed as part of the redevelopment of the site, as well as four development blocks, a public park and an open space block. An application for Draft Plan of Subdivision is required for a development which includes a public road. The plan of subdivision will secure matters such as: public roads; public parks; required public infrastructure; and phasing requirements. An application for Draft Plan of Subdivision has been submitted (Application No. 15 239454 WET 12 SB) and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment application.

## **Tenure**

The applicant has advised that the proposed 731 residential units would be condominium, of which 10% would be provided as affordable home ownership units.

## **Reasons for the Application**

The proposal will require an amendment to the Official Plan to permit the residential use. The application proposes to redesignate the subject lands from *Institutional Areas* to *Apartment Neighbourhoods, Parks and Natural Areas*.

A Zoning By-law Amendment is required to permit the form, type, height and density of residential development proposed.

A Draft Plan of Subdivision is required for the proposed public road, the proposed public park and open space block and the partition of the overall development into four development blocks.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Urban Transportation Consideration Report;
- Functional Servicing Study and Stormwater Management Report;
- Stage 1 Archaeological Assessment;
- Noise Feasibility Study;
- Toronto Green Standard Checklist;
- Natural Heritage Impact Study;
- Arborist Report; and
- Summary of Phase One and Two Environmental Conditions and Preliminary Remedial Approach.

A Notification of Incomplete Application issued on November 13, 2015 identifies the outstanding material required for a complete application submission as follows: Urban Design Guidelines, Housing Issues Report and Vibration Study. The outstanding material was submitted on December 11, 2015 and

City staff are currently reviewing these studies in terms of completeness.

### **Issues to be Resolved**

Based on a preliminary review of the proposal, the below issues/concerns have been identified.

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- determine the appropriateness of redesignating *Institutional Areas* land for residential purposes;
- determine conformity with all Official Plan policies,
- conformity with the Urban Design Guidelines for Infill Townhouses and the Mid-Rise Buildings Performance Standards;
- the provision of a mix unit types, affordable units and community services;
- site layout, organization and separation distances between buildings;
- scale, massing and density of the proposal;
- provision and location of both indoor and outdoor amenity space;
- provision of appropriate setbacks and buffer along the north property line given the employment uses to the north;

- provision of appropriate mitigation measures to protect the residential uses from any potential noise, vibration and odour sources in compliance with the MOECC Guidelines;
- assessment of traffic and transportation impacts;
- compliance with Development Infrastructure Policy Standards (DIPS) for new public roads and in terms of an appropriate alignment with Greenbrook Drive;
- opportunities and appropriateness of providing a connection to Northwestern Avenue to the east;
- impact on the natural heritage system and measures to mitigate negative impacts and/or improve the natural heritage system;
- resolution of any potential environmental issues, given the historic fill activities on portions of this site;
- appropriate servicing infrastructure to support the proposed development;
- review of Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures; and
- identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

Additional issues may be identified through the review of the applications, agency comments and the community consultation process.

## **CONTACT**

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 Fax No. (416) 394-6063  
 E-mail: gbyrne@toronto.ca

## **SIGNATURE**

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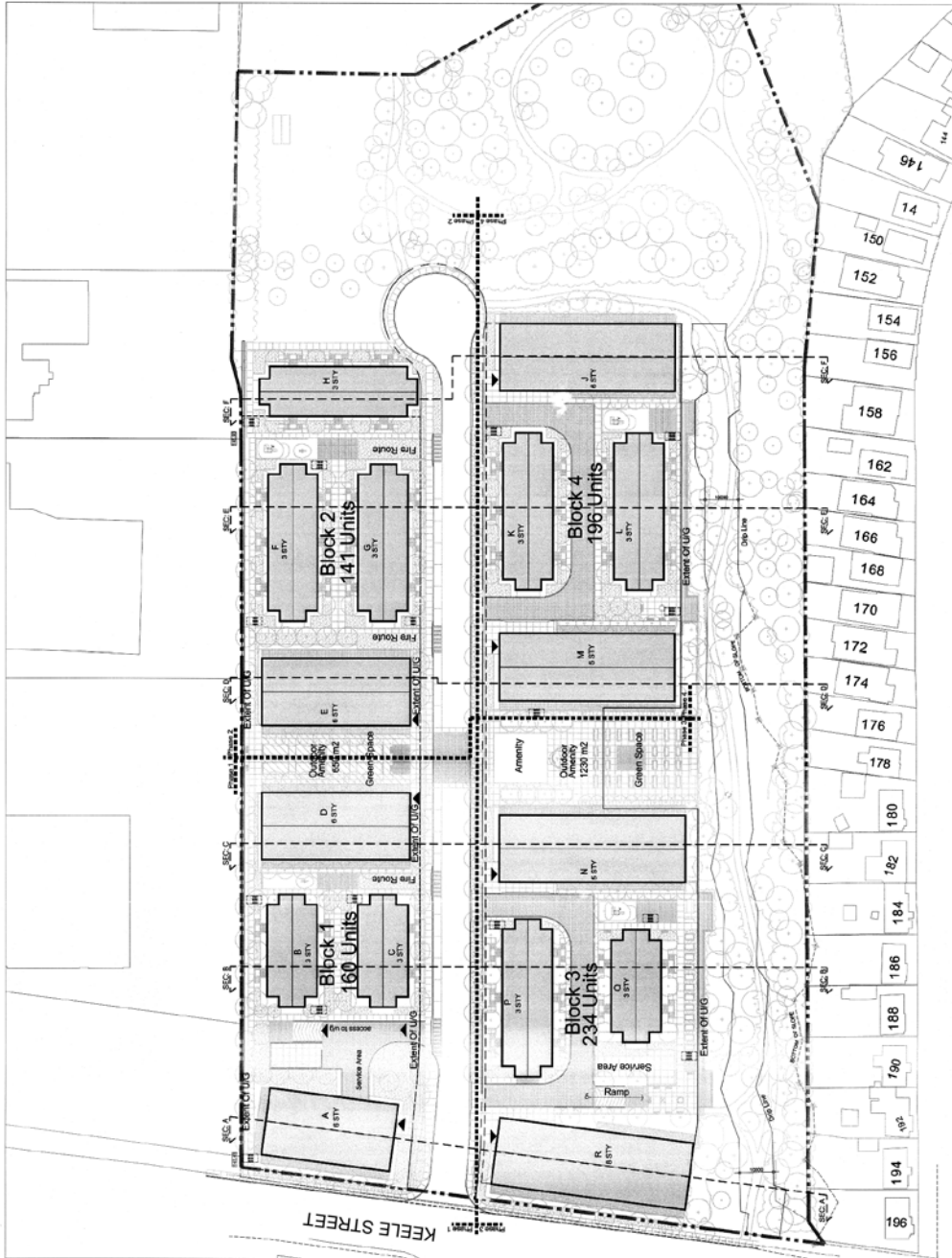
Neil Cresswell, MCIP, RPP  
 Director of Community Planning  
 Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2: Draft Plan of Subdivision  
 Attachment 3a: Concept Elevations (Townhouse Block)  
 Attachment 3b: Concept Elevations (Mid-Rise Apartment Front Elevation)  
 Attachment 3c: Concept Elevation (Mid-Rise Apartment Side Elevation)  
 Attachment 4: Official Plan  
 Attachment 5: Zoning  
 Attachment 6: Application Data Sheet



Attachment 1: Site Plan



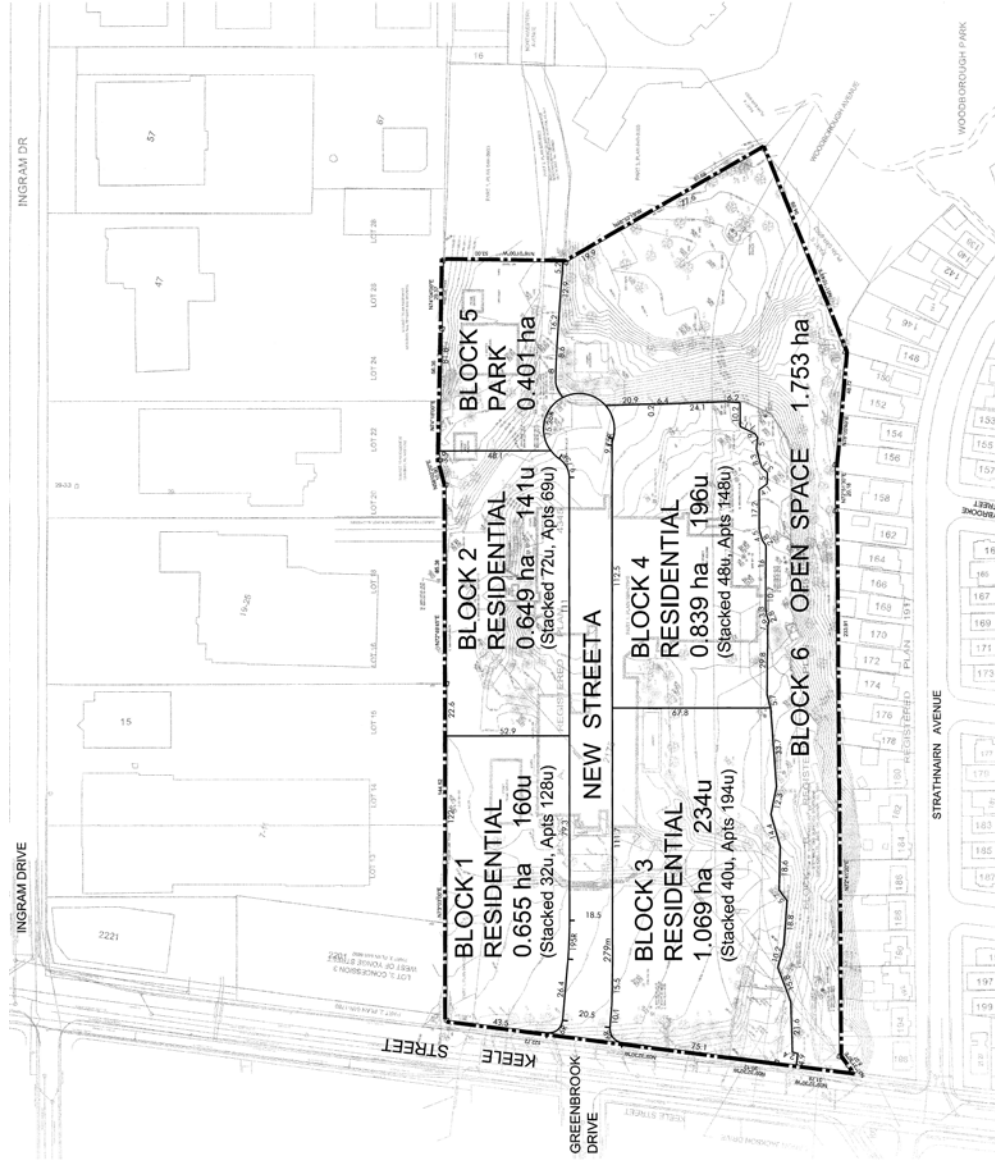
2175 Keele Street

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/24/15



File # 15 239429 WET 12 0Z

**Attachment 2: Draft Plan of Subdivision**



**2175 Keele Street**

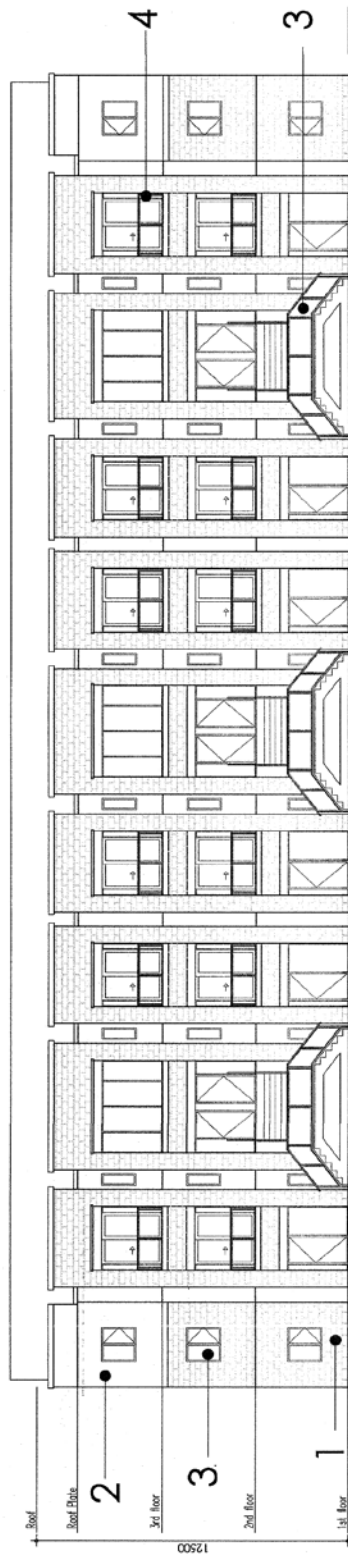
**Draft Plan of Subdivision**

Applicant's Submitted Drawing

Not to Scale  
12/02/15

File # 15 239429 WET 12 0Z, 15 239 454 WET 12 SB

**Attachment 3a: Concept Elevations (Townhouse Block)**



BACK TO BACK FRONT ELEVATION 4  
SCALE - 1:115

Back to Back Front Elevation

**Elevations**

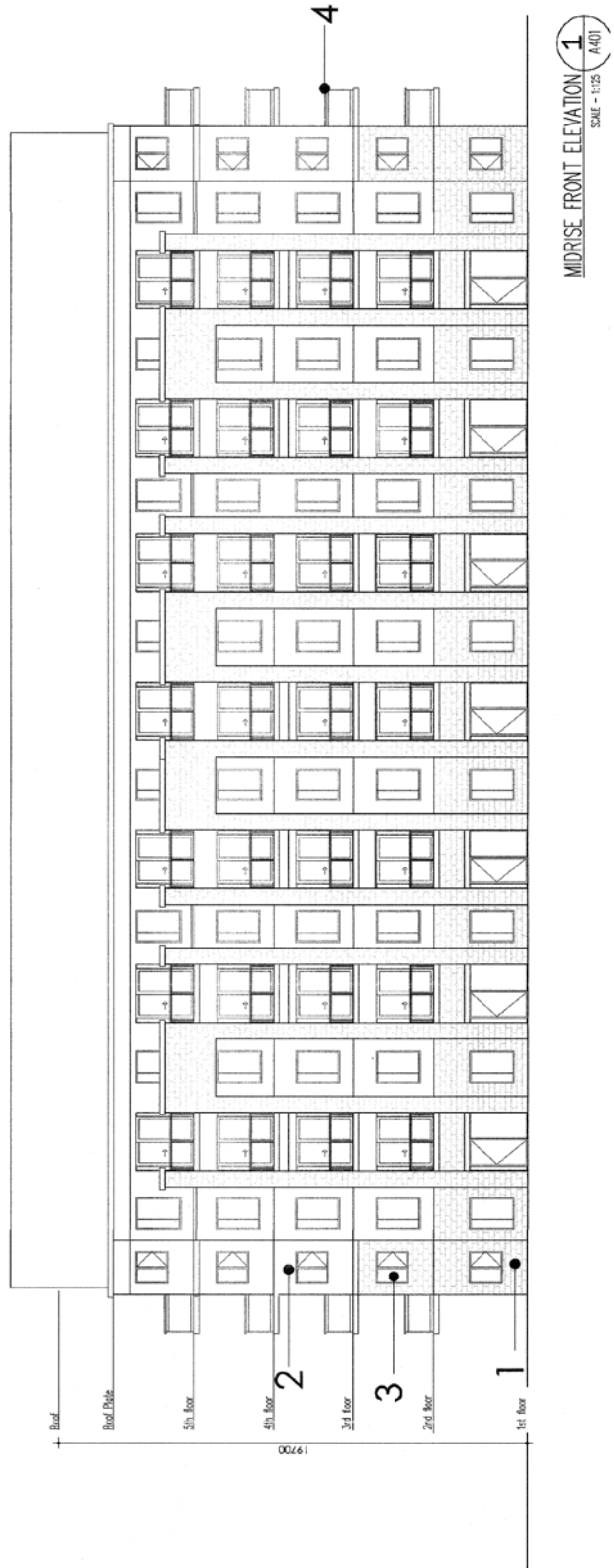
Applicant's Submitted Drawing

Not to Scale  
11/24/15

2175 Keele Street

File # 15 239429 WET 12 0Z

**Attachment 3b: Concept Elevations (Mid-Rise Apartment Front Elevation)**



Midrise Front Elevation

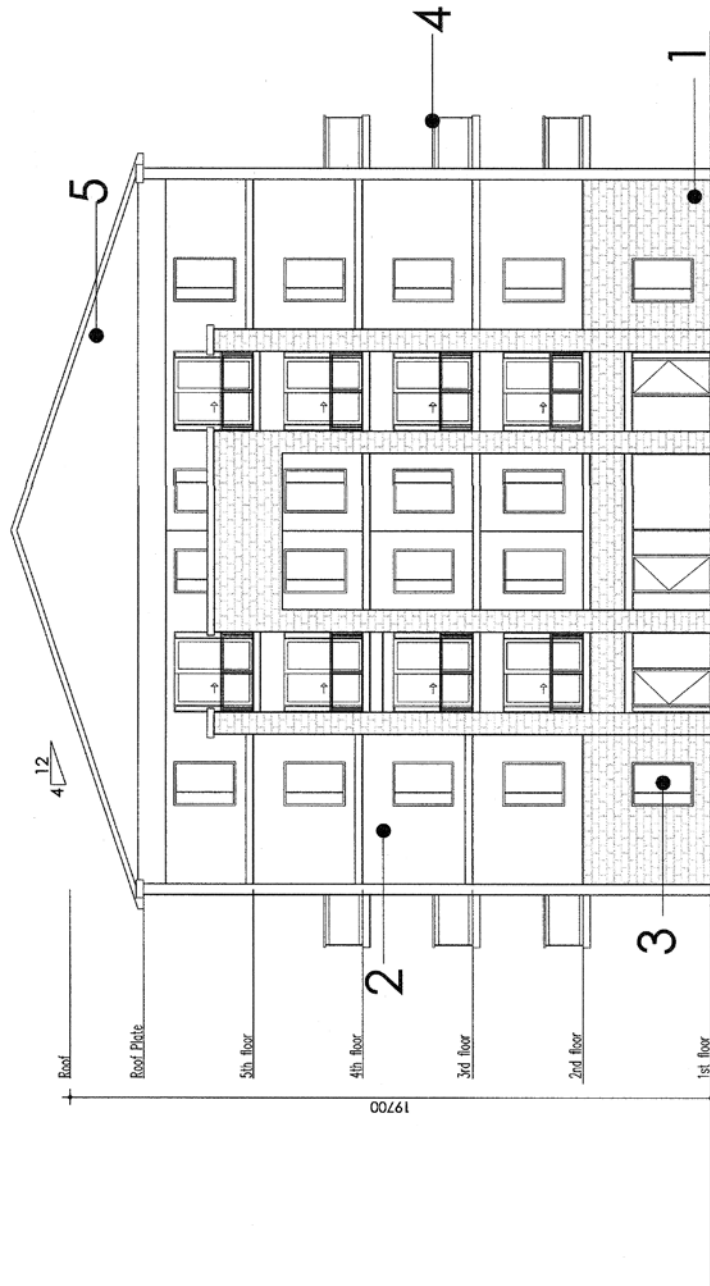
2175 Keele Street

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 11/24/15

File # 15 239429 WET 12 0Z

**Attachment 3c: Concept Elevations (Mid-Rise Apartment Side Elevation)**



MIDRISE SIDE ELEVATION **2**  
SCALE - 1:125 A401

Midrise Side Elevation

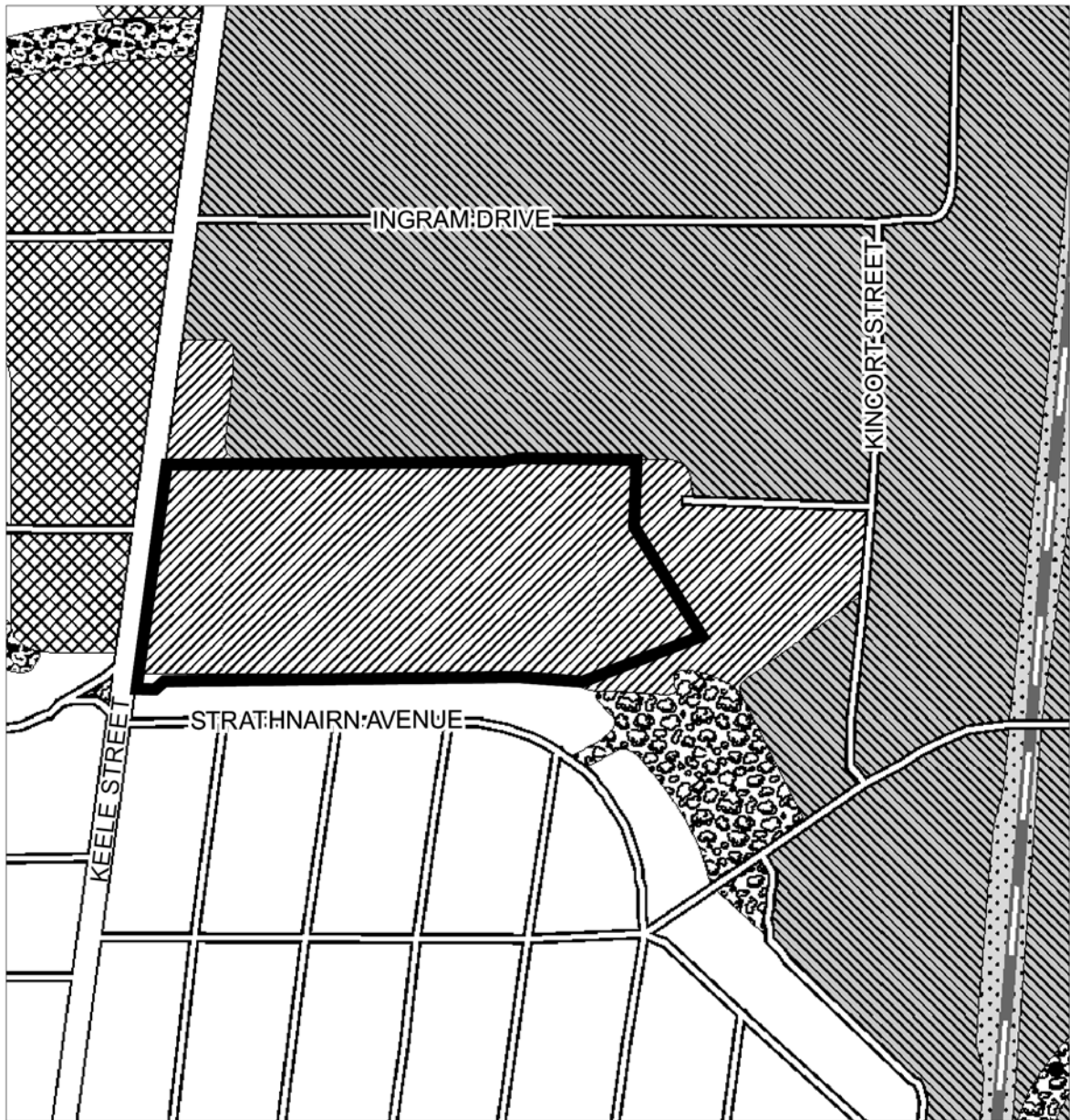
**2175 Keele Street**

**Elevations**  
Applicant's Submitted Drawing

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11/24/15

File # 15 239429 WET 12 0Z

Attachment 4: Official Plan



**TORONTO** City Planning  
Official Plan

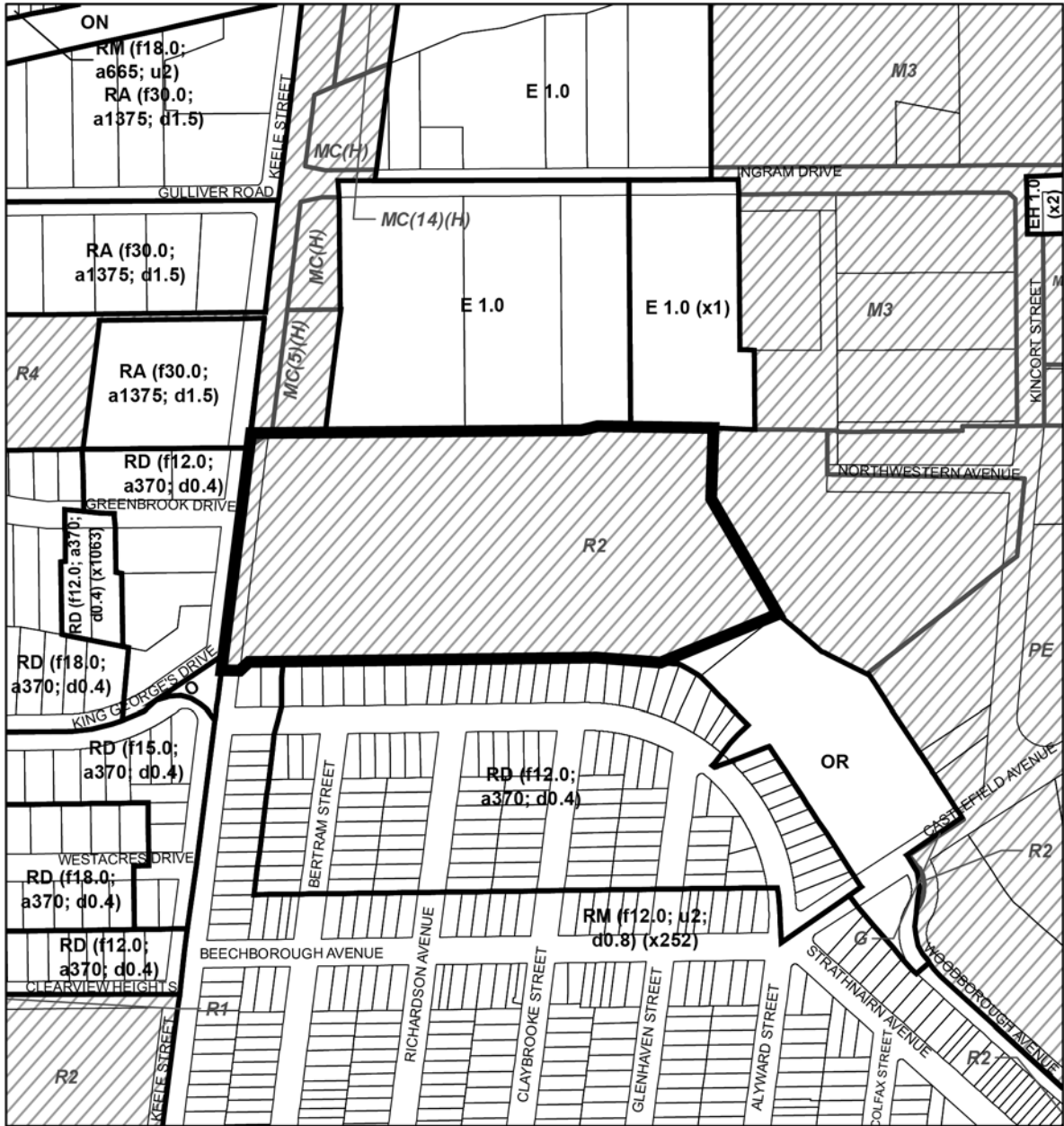
2175 Keele Street

File # 15 239429 WET 12 0Z



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## Attachment 5: Zoning



**Zoning By-Law No. 569-2013**

**2175 Keele Street**

**File # 15 239429 WET 12 02**

Location of Application

RD Residential Detached  
 RM Residential Multiple  
 RA Residential Apartment  
 E Employment Industrial

EH Employment Heavy Industrial  
 O Open Space  
 ON Open Space Natural  
 OR Open Space Recreation

See Former City of York By-Law No. 1-83

R1 Residential Zone  
 R2 Residential Zone  
 PE Prestige Employment Zone  
 G Green Open Space Zone  
 See Former City of North York By-Law No. 7625  
 R4 One-Family Detached Dwelling Fourth Density Zone  
 M3 Industrial Zone Three  
 MC Industrial-Commercial Zone



Not to Scale  
 Extracted: 11/20/2015

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment, Rezoning and Draft Plan of Subdivision	Application Number:	15 239429 WET 12 OZ 15 239454 WET 12 SB
Details	OPA Rezoning, Standard	Application Date:	October 19, 2015

Municipal Address: 2175 KEELE STREET

Location Description: PL 4345 PT BLKS A+B, RP 64R 8832 PT PT 1, RP 64R12604 PT1 64R9503 PT 5 \* EXEMPT PER SEC.3(1)6 OF THE ASSM'T ACT\* \*\*GRID W1208

Project Description: Proposed amendments to the Official Plan and Zoning By-law and a Draft Plan of Subdivision to permit the development of 16 residential buildings (apartments and stacked townhouses) ranging in height from 3 to 8-storeys. An underground parking garage would be provided.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOODMANS LLP 333 Bay Street, Suite 3400 Toronto, ON M5H 2S7		GRAZIANI AND CORAZZA Architects Inc. 1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3	DANIELS HUMBER RIVER CORPORATION c/o 20 Queen Street West, Suite 3400 Toronto, ON M5H 3R3

### PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	Section 16 (174)
Zoning:	Residential Zone 2 (R2)	Historical Status:	N/A
Height Limit (m):	14 metres	Site Plan Control Area:	YES

### PROJECT INFORMATION

Site Area (sq. m):	41,182	Height:	Storeys:	3 to 8
Frontage (m):	175 metres		Metres:	13 to 30 metres
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):	Not provided			<b>Total</b>
Total Residential GFA (sq. m):	57,405		Parking Spaces:	724
Total Non-Residential GFA (sq. m):	0		Loading Docks	2 Type G
Total GFA (sq. m):	57,405			
Lot Coverage Ratio (%):	Not provided			
Floor Space Index:	0.14			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	Residential GFA (sq. m):	57,405	0
Bachelor:	54 (7.3%) Retail GFA (sq. m):	0	0
1 Bedroom:	400 (54.8%) Office GFA (sq. m):	0	0
2 Bedroom:	222 (30.4%) Industrial GFA (sq. m):	0	0
3 + Bedroom:	55 (7.5%) Institutional/Other GFA (sq. m):	0	0
Total Units:	731		

**CONTACT: PLANNER NAME: Gregory Byrne, Senior Planner**  
**TELEPHONE: (416) 394-8238**